Map	Block	Lot		CARD			Total Card / Total Parcel
136.0	0003	0018.0	1 of 1		Residential	APPRAISED:	974,500 / 974,500
					ARLINGTON	USE VALUE:	974,500 / 974,500
						ASSESSED:	974,500 / 974,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEAMAN ELIZABETH/TRUSTEE &	
Owner 2:	GOUDEY BLAIR L/TRUSTEE	
Owner 3:	REVOCABLE TRUSTS	
Street 1:	31 KENSINGTON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	NEAMAN ELIZABETH--ETAL -
Owner 2:	GOUDEY BLAIR -
Street 1:	31 KENSINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,082 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Clapboard Exterior and 2244 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9082.000	408,500	5,100	560,900	974,500
Total Card	0.208	408,500	5,100	560,900	974,500
Total Parcel	0.208	408,500	5,100	560,900	974,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.19 | /Parcel: 434.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87471
GIS Ref:
GIS Ref:
Insp Date: 08/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	408,400	5100	9,082.	560,900	974,400	974,400	Year End Roll	12/18/2019
2019	101	FV	372,300	5100	9,082.	657,800	1,035,200	1,035,200	Year End Roll	1/3/2019
2018	101	FV	371,800	5100	9,082.	484,700	861,600	861,600	Year End Roll	12/20/2017
2017	101	FV	371,800	5100	9,082.	463,900	840,800	840,800	Year End Roll	1/3/2017
2016	101	FV	371,800	5100	9,082.	429,300	806,200	806,200	Year End	1/4/2016
2015	101	FV	363,400	5100	9,082.	360,100	728,600	728,600	Year End Roll	12/11/2014
2014	101	FV	363,400	5100	9,082.	351,800	720,300	720,300	Year End Roll	12/16/2013
2013	101	FV	363,400	5100	9,082.	335,200	703,700	703,700		12/13/2012

!10568!

PRINT

Date	Time
12/11/20	00:51:40

LAST REV

Date	Time
03/13/19	08:16:37

mmcmakin

USER DEFINED

Prior Id # 1:	87471
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10568

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEAMAN ELIZABET	66808-148		2/16/2016	Convenience	1	No	No		
	17306-124		8/1/1986		370,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2004	950	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS INT REF	HS	Hanne S
3/13/2009	Inspected	189	PATRIOT
2/6/2009	Entry Denied	372	PATRIOT
11/5/2000	Hearing N/C	189	PATRIOT
11/5/1999	Meas/Inspect	266	PATRIOT
5/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9082		Sq. Ft.	Site		0	90.	0.69	10			Topo	-10					560,890						560,900	

Total AC/HA: 0.20849 | Total SF/SM: 9082 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 560,890 | Spl Credit | Total: 560,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16269529
Const Adj.:	1.00989902
Adj $ / SQ:	146.776
Other Features:	110000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592101
Depreciation:	183551
Depreciated Total:	408549

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

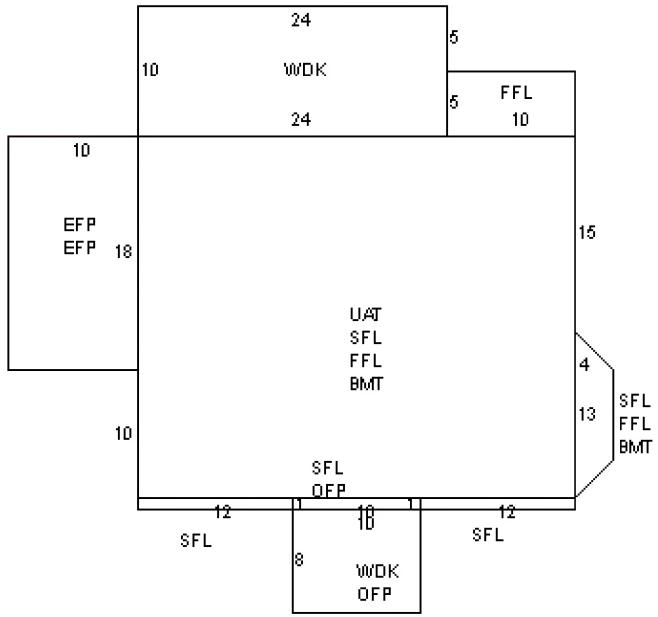
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.60
Special Features:	0	Val/Su Net:	101.16
Final Total:	408500	Val/Su SzAd	199.46

SKETCH



SUB AREA

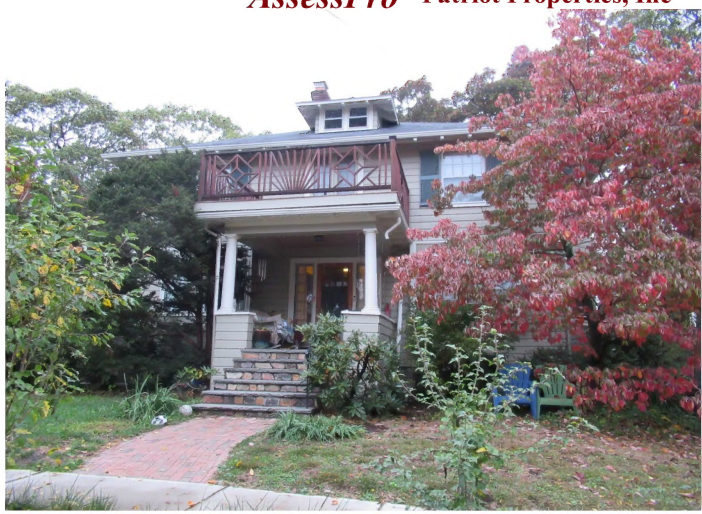
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	146.780	151,472
SFL	Second Floor	1,016	146.780	149,124
BMT	Basement	982	46.850	46,007
EFP	Enclos Porch	360	35.130	12,647
WDK	Deck	320	9.220	2,949
UAT	Upper Attic	238	58.710	13,973
OFP	Open Porch	90	35.180	3,166
	Net Sketched Area:	4,038	Total:	379,338
Size Ad	2048	Gross Are	4752	FinArea 2244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100
2	Frame Shed	D	Y	1	5X7	P	PR	1925	0.00	T	64	101						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100